

013.A

0002

0001.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

552,500 / 552,500

USE VALUE:

552,500 / 552,500

ASSESSED:

552,500 / 552,500

PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
96		LAKE ST, ARLINGTON

OWNERSHIP	Unit #:	1
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Owner 1: DELANEY ELIZABETH L

Owner 2:

Owner 3:

Street 1: 96 LAKE ST UNIT 1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: TOMPA ANDREA MICHELLE -

Owner 2: -

Street 1: 96 LAKE ST UNIT 1

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Clapboard Exterior and 1152 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7526			Med. Tr	-10												

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	549,300	3,200		552,500		

Total Card	0.000	549,300	3,200		552,500	Entered Lot Size	
Total Parcel	0.000	549,300	3,200		552,500	Total Land:	

Source: Market Adj Cost Total Value per SQ unit /Card: 479.60 /Parcel: 479.6 Land Unit Type:

Parcel ID 013.A-0002-0001.0

!14825!

PRINT

Date 12/11/20 Time 04:37:26

LAST REV

Date 02/25/20 Time 11:51:17

danam

14825

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	541,200	3200	.		544,400	544,400	Year End Roll	12/18/2019
2019	102	FV	551,800	3200	.		555,000	555,000	Year End Roll	1/3/2019
2018	102	FV	488,600	3200	.		491,800	491,800	Year End Roll	12/20/2017
2017	102	FV	445,800	3200	.		449,000	449,000	Year End Roll	1/3/2017
2016	102	FV	445,800	3200	.		449,000	449,000	Year End	1/4/2016
2015	102	FV	336,600	3200	.		339,800	339,800	Year End Roll	12/11/2014
2014	102	FV	321,500	3200	.		324,700	324,700	Year End Roll	12/16/2013
2013	102	FV	321,500	3200	.		324,700	324,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TOMPA ANDREA MI	63984-362		7/29/2014		460,000	No	No		
MELO SUZANNE M,	58646-122		3/9/2012		346,000	No	No		
MC DONOUGH KEVI	39426-005		6/3/2003		320,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/21/2015	1610	Redo Bat	21,000					
10/21/2015	1610	Redo Bat	21,000					
3/7/2012	198	Manual	2,877					insulation

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2018	Measured	DGM	D Mann
5/14/2015	SQ Returned	MM	Mary M
6/9/2012	MLS	EMK	Ellen K
6/8/2004	External Ins	BR	B Rossignol
10/24/1999	Inspected	264	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	163	PATRIOT
10/1/1981		TF	

Sign: VERIFICATION OF VISIT NOT DATA _____

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